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ESTATE AGENTS



Victoria Mews, Whitstable, CT5

Wonderful three bedroom, two bathroom end of terrace modern town house located over three floors with the added benefit of off street parking and a downstairs WC.

£525,000




Harvey Richards & West Sales Ltd for themselves and for the Vendors or Lessors of this property whose Agents they are give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith



Victoria Mews, Whitstable

Location

The seaside town of Whitstable is located on the picturesque North Kent coast, 60 miles from central London and 7 miles north of the historical city of Canterbury. Famous for its working harbour and native oysters the town proves popular with both tourists and residents alike. From its stunning coastline with a variety of water sports to the popular high street brimming with independently run cafes, boutiques, restaurants and pubs, there is plenty to see and do. The main line train station provides fast and frequent links to both London St Pancras & London Victoria, as well as regular buses departing from numerous stops throughout the town linking Whitstable to the surrounding areas and beyond. A number of popular infant and junior schools are found locally in the town with both grammar schools and private schools easily accessible in Canterbury.



Harvey Richards & West are delighted to offer for sale this wonderful three bedroom, end of terrace, modern town house located just off Regent Street in the heart of Whitstable's popular conservation area. Set back from the Road and tucked away behind the high street in the sought after Victoria Mews development this wonderful home has so much to offer. Moments from the bustling high street and a stone's throw from the beach this wonderful property would make a fantastic home or holiday let. Arranged over three floors and benefiting from an allocated off street parking space this is one not to be missed.

Once through the front door you enter into the hallway which all the ground floor rooms lead from. To your left there is a very handy ground floor WC and to the right is the kitchen. The kitchen is fitted with both base and wall units in a cream shaker style and has solid wood work tops. The living room/dining area is found to the rear of the property and overlooks the garden. This bright and airy room centres around a fireplace.


On the first floor there are two bedrooms both with built in wardrobes. A family bathroom is also found on this floor and it currently houses a three-piece bathroom suite with an overhead shower. The large landing is currently used by the existing owner as a home office.

The spacious master bedroom is found on the second floor and benefits from its own en-suite shower room with WC.

The pretty rear court yard garden is accessed via the French doors in the living area. This low maintenance garden is entirely paved and enclosed by a garden wall and fence. A gate from the garden leads out to the allocated off street parking space.

Tenure: Freehold
Council Tax: Band C

For more information or to arrange a viewing please contact Harvey Richards & West directly.

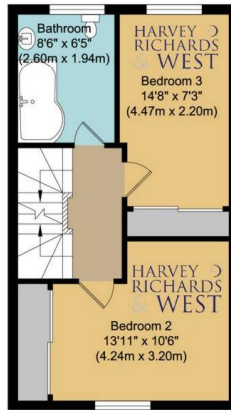




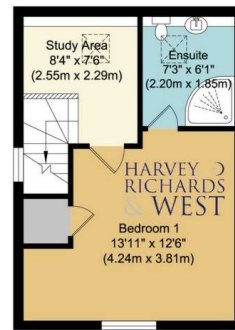




Ground Floor
 Approximate Floor Area
 355.70 sq. ft.
 (33.00 sq. m)



First Floor
 Approximate Floor Area
 356.30 sq. ft.
 (33.10 sq. m)



Second Floor
 Approximate Floor Area
 279.10 sq. ft.
 (25.90 sq. m)

TOTAL APPROX FLOOR AREA 991.00 SQ. FT. (AREA 92.10 SQ. M)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibilities taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances show have not been tested and no guarantee as to their operability or efficiency can be given. www.hrwest.co.uk

Energy performance certificate (EPC)

2 Victoria Mews Regent Street WHITSTABLE CT5 1FH	Energy rating C	Valid until: 15 January 2033
		Certificate number: 9300-3263-0722-5298-3973

Property type	End-terrace house
Total floor area	93 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
 the average energy score is 60

